027.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,096,900 / 1,096,900
					USE VALUE:	1,096,900 / 1,096,900
					ASSESSED:	1,096,900 / 1,096,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76	-78	WINTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZAGANJORI HAKI & FERIDA TRUSTE
Owner 2:	ZAGFAM REALTY TRUST
Owner 3:	
Street 1:	2 SHAWNEE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZAGANJORI HAKI & FERIDA -
Owner 2:	-
Street 1:	2 SHAWNEE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2835 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6712.000	594,900	4,900	497,100	1,096,900
Total Card	0.154	594,900	4,900	497,100	1,096,900
Total Parcel	0.154	594,900	4,900	497,100	1,096,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.91 /Parcel: 386.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 18634

GIS Ref

GIS Ref

Insp Date 04/30/09

!2265!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	594,900	4900	6,712.	497,100	1,096,900		Year end	12/23/2021
2021	104	FV	568,700	4900	6,712.	497,100	1,070,700		Year End Roll	12/10/2020
2020	104	FV	568,900	4900	6,712.	497,100	1,070,900	1,070,900	Year End Roll	12/18/2019
2019	104	FV	425,700	4900	6,712.	528,200	958,800	958,800	Year End Roll	1/3/2019
2018	104	FV	425,700	4900	6,712.	385,200	815,800	815,800	Year End Roll	12/20/2017
2017	104	FV	400,300	4900	6,712.	335,500	740,700	740,700	Year End Roll	1/3/2017
2016	104	FV	400,300	4900	6,712.	285,800	691,000	691,000	Year End	1/4/2016
2015	104	FV	358,400	4900	6,712.	279,600	642,900	642,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:15:47

LAST REV

Date	Time
07/13/17	17:13:35
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 2265

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZAGANJORI HAKI	56475-253		2/16/2011	Convenience	99	No	No		
	13513-10		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	18634
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2007	911	Manual	2,000			G9	GR FY09	replace decking an

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2009	Measured	163	PATRIOT
11/13/1999	Inspected	256	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	267	PATRIOT
7/8/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6712		Sq. Ft.	Site		0	80.	0.93	1									497,091						497,100	

Total AC/HA:	0.15409	Total SF/SM:	6712	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	497,091	Spl Credit		Total:	497,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06403780
Const Adj.:	0.97757620
Adj $ / SQ:	187.232
Other Features:	139000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	730830
Depreciation:	135934
Depreciated Total:	594895

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

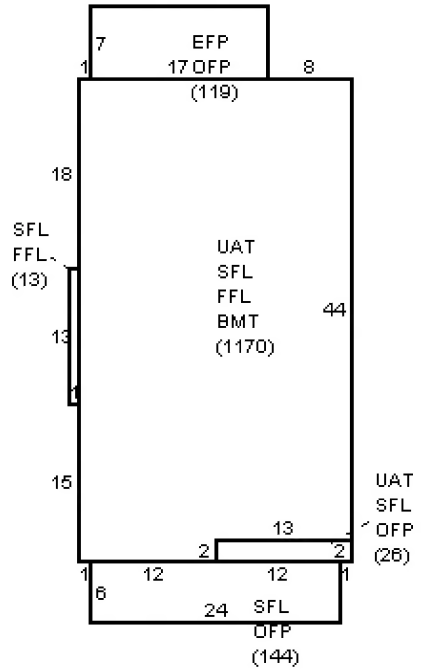
No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	
1	4	1	
Totals			
3	15	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.23
Special Features:	0	Val/Su Net:	134.81
Final Total:	594900	Val/Su SzAd	234.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,353	187.230	253,325
FFL	First Floor	1,183	187.230	221,496
BMT	Basement	1,170	56.170	65,718
UAT	Upper Attic	299	131.060	39,188
OFP	Open Porch	289	21.710	6,275
EFP	Enclos Porch	119	48.980	5,829

Net Sketched Area:	4,413			Total:	591,831
Size Ad	2536	Gross Area	5310	FinArea	2835

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1925	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900